

City Council Atlanta, Georgia 00-0-1892

SUBSTITUE ORDINANCE BY: ZONING COMMITTEE Z-00-85 12-7-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at 584-602 Marietta Street, N.W. be changed from the I-1 (Light Industrial) District, to the C-3-C (Commercial Residential-Conditional) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 82 of the 14th District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

A true copy,

Konda Waughin Johnson
Municipal Clerk, CMC

ADOPTED by the Council
RETURNED WITHOUT SIGNATURE OF THE MAYOR
APPROVED as per City Charter Section 2-403

JAN 16, 2001

JAN 25, 2001

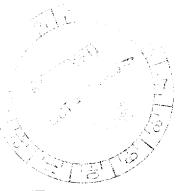
Conditions for Z-00-85

The property shall be redeveloped in either of the following two options:

- a. Development of 8 residential units (as either condominiums or apartments) of approximately 1,000-1,500 square feet each within the existing building (plus a possible addition) at 602 Marietta Street, along with the utilization of the existing building at 584 Marietta Street for commercial rental space.
- b. Development of 5,000-8,000 square feet of office space within the existing building (plus a possible addition) at 602 Marietta Street, along with the utilization of the existing building at 584 Marietta Street for commercial rental space.

EXHIBIT "A"

Tract One - 602 MARIETTA ST



Z-00-85

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 82 of the 14th District of Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the Southwestern side of Marietta Street 389.3 feet Southeasterly from the intersection of said street with the South side of North Avenue (as said corner is now located); running thence Southeasterly along the Southwesterly side of Marietta Street 128 feet; thence Southwesterly 31.44 feet, more or less, to the right-of-way of Western and Atlantic Railroad; thence Northwesterly alon said right-of-way 128 feet to a point, at the line of property now or formerly owned by North Side Realty Company thence running Northeasterly along the line of said property 34.5 feet, more or less, to the Southwesterly side of Marietta Street and the point of beginning, being improved property know as 602 Marietta Street, according to the present numbering of houses in the City of Atlanta.

Tract Two - 600 MARIETTA ST

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 82 of the 14th District of Fulton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the Southwestern side of Marietta Street with the South curb line of North Avenue (as said corner was formerly located); running thence Southeasterly along the Southwestern side of Marietta Street 83.15 feet to a point; thence continuing in a Southeasterly direction along the Southwestern side of Marietta Street and following the curvature thereof, 139.3 feet to a point; thence running in a Southwesterly direction 15.4 feet to a point, which said point is 4.6 feet Northeasterly from the right-of-way of Western & Atlantic Railroad; thence running Northwesterly, parallel with said right-of-way, 139.3 feet to a point; thence continuing in a Northwesterly direction, parallel with said right-of-way, 83.0 feet to a point, which said latter point is 4.6 feet Northeasterly from said right-of-way; thence running Northeasterly 31.44 feet to a point on the Southwestern side of Marietta Street and the point of beginning; being vacant property formerly known as Nos. 584-586-588-592-596-598- and 600 Marietta Street, N. W., according to the present numbering of houses in the City of Atlanta and as shown on a plat of same by United Surveying & Engineering Co. dated June 16, 1964, a copy of which is on file in the office of Lawyers Title Insurance Corporation.

Tracts One and Two comprising one contiguous parcel of land along the western side of Marietta Street in Atlanta, Fulton County, Georgia.

Atlanta City Council

Regular Session

MULTIPLE Zoning Summary Report Items 1-7

1891; 1893; 1896; 1898; 1892; 1679; 1448

ADOPT

YEAS: 15
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 1

EXCUSED: 0
ABSENT 0

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Y	McCarty	Y	Dorsey	Y	Moore	Y	Thomas
Y	Starnes	Y	Woolard	Y	Martin	Y	Emmons
Y	Bond	Y	Morris	Y	Maddox	Y	Alexander
Y	Winslow	Y	Muller	Y	Boazman	NV	Pitts

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